

**PLANO CITY COUNCIL  
REGULAR SESSION  
November 7, 2023**

**COUNCIL MEMBERS PRESENT**

John B. Muns, Mayor  
Kayci Prince, Mayor Pro Tem  
Maria Tu, Deputy Mayor Pro Tem  
Anthony Ricciardelli  
Rick Horne  
Shelby Williams  
Julie Holmer  
Rick Smith

**STAFF PRESENT**

Jack Carr, Deputy City Manager  
Shelli Siemer, Deputy City Manager  
Sam Greif, Deputy City Manager  
LaShon Ross, Deputy City Manager  
Paige Mims, City Attorney  
Lisa C. Henderson, City Secretary

Mayor Muns convened the Council into the Regular Session on Tuesday, November 7, 2023, at 7:00 p.m. in the Senator Florence Shapiro Council Chambers of the Plano Municipal Center, 1520 K Avenue and via videoconference. A quorum was present.

**Invocation and Pledge**

Rev. Dr. Victor Kollmann, Senior Pastor with Messiah Lutheran Church led the invocation and American Legion Harding – Blaine Post 321 Color Guard and Cub Scout Pack 1259 - Harrington, Hughton and Wells Elementary Schools led the Pledge of Allegiance and Texas Pledge.

**Proclamations and Special Recognitions**

Proclamation: Municipal Court Week is November 6 - 10, 2023.

Proclamation: November 11 is Veterans Day, a day to honor all who served.

Proclamation: Hunger and Homelessness Awareness Week is November 11 - 18, 2023.

Presentation: Plano's Communications and Community Outreach Department worked with the Plano Police Department Victim Services Unit and LifePath Systems to create a Public Service Announcement video series. The series has received numerous state and national awards.

**Oaths of Office**

The Mayor administered the oath of office to incoming board and commission members.

**Comments of Public Interest**

Cynthia Minchillo spoke to adding equestrian trails.

Marti Holland spoke to adding equestrian trails in the Los Rios Park area.

Denise Hamilton spoke to adding equestrian trails.

## **Consent Agenda**

**MOTION:** Upon a motion made by Council Member Horne and seconded by Council Member Ricciardelli, the Council voted 8-0 to approve all items on the Consent Agenda, as follows:

### **Approval of Minutes**

October 23, 2023  
(Consent Agenda Item “A”)

### **Approval of Expenditures**

**Award/Rejection of Bid/Proposal: (Purchase of products/services through formal procurement process by this agency)**

**RFQ No. 2023-0288-B** for the Public Works Facility Master Plan for the Public Works Department to Parkhill, Smith & Cooper, Inc., dba Parkhill, in the estimated amount of \$541,620; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “B”)

**RFB No. 2023-0616-B** for Residential Concrete Pavement Repair Zone L8 North, Project No. PW-S-00052, for the Public Works Department to Jim Bowman Construction Company, L.P. in the amount of \$4,425,203; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “C”)

**RFB No. 2023-0583-B** for Building No. 047 Courtyard Theater Window Replacement, Project No. FAC-F-7269, for the Engineering Department to RTC Restoration & Glass, Inc. in the amount of \$188,327; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “D”)

**RFB No. 2023-0417-B** for Kingston Drive, Duchess Trail, Lorraine Drive and Willow Lane - Paving and Waterline Improvements, Project No. 7460, for the Engineering Department to ANA Site Construction, LLC in the amount of \$3,217,802; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “E”)

### **Purchase from an Existing Contract**

To approve the purchase of Office Furniture for the Finance and Communications Departments for the Engineering Department in the estimated amount of \$383,157 from Plano Office Supply Co. through an existing contract; and authorizing the City Manager to execute all necessary documents. (OMNIA #R191806 and CCCC #HON MPBA-100590) (Consent Agenda Item “F”)

### **Approval of Contract Modification**

To approve an increase to the current awarded contract amount of \$90,000 by \$70,000 to the initial term of the contract, for an amount of \$160,000, for professional design consulting services from Olsson, Inc. for the Planning Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2023-0120-AC; Modification No. 1) (Consent Agenda Item “G”)

To approve the terms and conditions of a Second Amendment to the Interlocal Agreement between North Central Texas Council of Governments (NCTCOG) and the City of Plano for the Regional Stormwater Management Program in the amount of \$9,922 for Environmental Health and Sustainability; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “H”)

To approve a modification to the Interlocal Cooperation Agreement between the North Texas Municipal Water District and the City of Plano regarding the operation and maintenance of the Regional Composting Program; and authorizing the City Manager to execute all necessary documents. (Modification No. 1) (Consent Agenda Item “I”)

To approve a modification to the Memorandum of Understanding between the North Texas Municipal Water District and the Cities of Allen, Frisco, McKinney, Plano, and Richardson regarding the operation of the Regional Composting Program; and authorizing the City Manager to execute all necessary documents. (Modification No. 1) (Consent Agenda Item “J”)

### **Approval of Change Order**

To approve an increase to the current awarded contract amount of \$4,781,689 by \$243,437, for a total amount of \$5,025,126, for Water Rehabilitation - Post Oak & Whiffletree II, III and IV, Project No. 7239, from DDM Construction Corporation for the Engineering Department; and authorizing the City Manager to execute all necessary documents. (Contract No. 2022-0238-B; Change Order No. 3) (Consent Agenda Item “K”)

### **Approval of Contract / Agreement**

To approve an Interlocal Cooperative Agreement between City of Plano and the North Central Texas Council of Governments (NCTCOG) for the Cotton Belt Regional Trail; and authorizing the City Manager to execute all necessary documents. (Consent Agenda Item “L”)

### **End of Consent**

**Public Hearing and adoption of Ordinance No. 2023-11-1** as requested in Zoning Case 2023-003 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to rezone 99.0 acres of land located at the southeast corner of Legacy Drive and Parkwood Boulevard in the City of Plano, Collin County, Texas, from Commercial Employment to Planned Development-62-Commercial Employment; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Petitioner: EDS Legacy Partners, LLC (Tabled at the August 14, 2023, September 11, 2023, and October 23, 2023, City Council meetings.) (Regular Item “1”)

Mayor Muns opened the public hearing. Frank Zaccanelli, Neda Hosseiny, Lucy Bannon and Sam Megally, all with NexPoint representing the applicant, spoke to the project.

After a lengthy discussion, the Council took a brief recess at 8:47 p.m. and reconvened at 9:01 p.m. The following amendments to Section II of the ordinance language were proposed:

1. Use Restrictions & Modifications

B. All manufacturing uses are allowed where limited to life science applications and:

- i. Life sciences is described under North American Industry Classification System Codes 3254 (Pharmaceutical and Medicine Manufacturing), 334510 (Electromedical and Electrotherapeutic Apparatus Manufacturing), 334517 (Irradiation Apparatus Manufacturing), 3391 (Medical Equipment and Supplies Manufacturing), and 5417 (Scientific Research and Development Services), as amended, and includes related pharmaceutical, medicinal, biological, biotechnology, and nanotechnology uses; and
- ii. Manufacturing uses are setback a minimum of 700 feet from Parkwood Boulevard.

E. The primary central building of the original EDS Headquarters campus must be primarily used for those activities described in North American Industry Classification System Code 5417 (Scientific Research and Development Services), as amended, and includes related pharmaceutical, medicinal, biological, biotechnology, and nanotechnology uses, as well as any other use in support of, relating to, or contracting with such aforementioned uses.

And 6. General Stipulations:

- C. Development Phasing: A construction permit for the addition of any new mid-rise residential building or hotel building will not be approved until all of the following standards are met:
- i. A minimum of 946,700 square feet of the primary central building of the original EDS Headquarters campus must receive a certificate of occupancy, and;
  - ii. A minimum of 375,000 square feet of manufacturing must receive a certificate of occupancy, and;
  - iii. An additional manufacturing facility having a minimum of 375,000 square feet must be issued a building permit and construction must have commenced, and;
  - iv. A minimum of 7 acres of open space is open for public use.

Jennifer Groysman spoke in opposition to the project. Mayor Muns closed the public hearing.

**MOTION:** Upon a motion made by Mayor Pro Tem Prince and seconded by Council Member Ricciardelli, the Council voted 7-1, with Council Member Williams in opposition, to rezone 99.0 acres of land located at the southeast corner of Legacy Drive and Parkwood Boulevard in the City of Plano, Collin County, Texas, from Commercial Employment to Planned Development-62-Commercial Employment; directing a change accordingly in the official zoning map of the City; as requested in Zoning Case 2023-003; with the changes as presented; and further to adopt Ordinance No. 2023-11-1.

The council took a brief recess at 9:18 p.m. to complete the finding forms and reconvened at 9:22 p.m.

**Public Hearing and adoption of Ordinance No. 2023-11-2** as requested in Zoning Case 2023-018 to amend the Comprehensive Zoning Ordinance of the City, Ordinance No. 2015-5-2, as heretofore amended, so as to amend Planned Development-37-Retail/Neighborhood Office to increase the amount of retail and restaurant square footage on 7.8 acres of land located on the north side of 14th Street, 808 feet east of Los Rios Boulevard in the City of Plano, Collin County, Texas; directing a change accordingly in the official zoning map of the City; and providing a penalty clause, a repealer clause, a savings clause, a severability clause, a publication clause, and an effective date. Petitioner: 4301 Development, LP (Regular Item “2”)

Mayor Muns opened the public hearing. Osman Hussain, the applicant, spoke to the project. Mayor Muns closed the public hearing.

**MOTION:** Upon a motion made by Council Member Smith and seconded by Council Member Holmer, the Council voted 8-0 to amend Planned Development-37-Retail/Neighborhood Office to increase the amount of retail and restaurant square footage on 7.8 acres of land located on the north side of 14th Street, 808 feet east of Los Rios Boulevard in the City of Plano, Collin County, Texas; directing a change accordingly in the official zoning map of the City; as requested in Zoning Case 2023-018; and further to adopt Ordinance No. 2023-11-2.

With no further discussion, the Regular City Council Meeting adjourned at 9:28 p.m.

---

John B. Muns, Mayor

ATTEST:

---

Lisa C. Henderson, City Secretary

**MEETING DATE**

Tuesday, November 7, 2023

**RESULTS**

I, Mayor/Council Member Muns, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: THE REDEVELOPMENT OF THIS PROPERTY IS IMPORTANT and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: ECONOMIC DEVELOPMENT; and
3. The request is consistent with other policies, actions, maps:
  - Future Land Use Map and Dashboards – Priorities
  - Thoroughfare Plan Map & Cross-Sections
  - Bicycle Transportation Plan Map
  - Parks Master Plan Map
  - Heritage Preservation Plan (Preservation Plano 150)
  - Redevelopment & Growth Management Policy – Action 5A
  - Redevelopment & Growth Management Policy – Action 5B
  - Redevelopment & Growth Management Policy – Action 5C
  - Redevelopment & Growth Management Policy – Action 8
  - Other: \_\_\_\_\_
4. Comments on any of the above which further explain my position: \_\_\_\_\_.

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

  
\_\_\_\_\_  
Signature

11/7/23  
\_\_\_\_\_  
Date

**MEETING DATE**

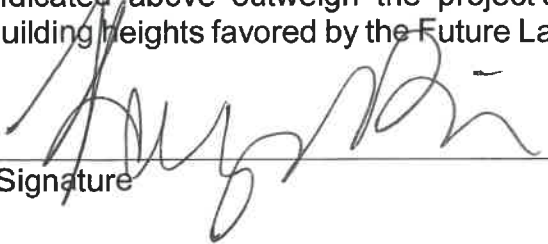
Tuesday, November 7, 2023

**RESULTS**

I, Mayor/Council Member <sup>MPT</sup> Prince, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: it promotes economic development & creates jobs and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: it revitalizes an empty office building in Plano and
3. The request is consistent with other policies, actions, maps:
  - Future Land Use Map and Dashboards – Priorities
  - Thoroughfare Plan Map & Cross-Sections
  - Bicycle Transportation Plan Map
  - Parks Master Plan Map
  - Heritage Preservation Plan (Preservation Plano 150)
  - Redevelopment & Growth Management Policy – Action 5A
  - Redevelopment & Growth Management Policy – Action 5B
  - Redevelopment & Growth Management Policy – Action 5C
  - Redevelopment & Growth Management Policy – Action 8
  - Other: \_\_\_\_\_
4. Comments on any of the above which further explain my position: \_\_\_\_\_

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

  
Signature

11/7/23  
Date

**MEETING DATE**

Tuesday, November 7, 2023

**RESULTS**

I, Mayor/Council Member <sup>DWPT</sup>TK, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: Remains Economic Development;  
and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: Economic Development;  
and
3. The request is consistent with other policies, actions, maps:
  - Future Land Use Map and Dashboards – Priorities
  - Thoroughfare Plan Map & Cross-Sections
  - Bicycle Transportation Plan Map
  - Parks Master Plan Map
  - Heritage Preservation Plan (Preservation Plano 150)
  - Redevelopment & Growth Management Policy – Action 5A
  - Redevelopment & Growth Management Policy – Action 5B
  - Redevelopment & Growth Management Policy – Action 5C
  - Redevelopment & Growth Management Policy – Action 8
  - Other: \_\_\_\_\_
4. Comments on any of the above which further explain my position: \_\_\_\_\_

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

  
\_\_\_\_\_  
Signature

11/7/23  
\_\_\_\_\_  
Date



**MEETING DATE**

Tuesday, November 7, 2023

**RESULTS**

I, Mayor/Council Member  Ricciardelli , after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because:  It will be a transformational redevelopment of our ;  
and  largest office vacancy and make Plano a life sciences hub
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because:  Same as above ;  
and
3. The request is consistent with other policies, actions, maps:
  - Future Land Use Map and Dashboards – Priorities
  - Thoroughfare Plan Map & Cross-Sections
  - Bicycle Transportation Plan Map
  - Parks Master Plan Map
  - Heritage Preservation Plan (Preservation Plano 150)
  - Redevelopment & Growth Management Policy – Action 5A
  - Redevelopment & Growth Management Policy – Action 5B
  - Redevelopment & Growth Management Policy – Action 5C
  - Redevelopment & Growth Management Policy – Action 8
  - Other:  Policies relating to commercial vitality
4. Comments on any of the above which further explain my position:  Please see my   This is an exceptional case   
 comments during   
 meeting

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

Anthony Ricciardelli   
Signature

11/7/23   
Date

**MEETING DATE**

Tuesday, November 7, 2023

**RESULTS**

I, Mayor/Council Member Horne, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: Taking unused vacant building, to improve to a development and that will only be positive impact to city keep vision 2050 in mind, and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: economic impact to local and businesses, and
3. The request is consistent with other policies, actions, maps:
  - Future Land Use Map and Dashboards – Priorities
  - Thoroughfare Plan Map & Cross-Sections
  - Bicycle Transportation Plan Map
  - Parks Master Plan Map
  - Heritage Preservation Plan (Preservation Plano 150)
  - Redevelopment & Growth Management Policy – Action 5A
  - Redevelopment & Growth Management Policy – Action 5B
  - Redevelopment & Growth Management Policy – Action 5C
  - Redevelopment & Growth Management Policy – Action 8
  - Other: \_\_\_\_\_
4. Comments on any of the above which further explain my position: \_\_\_\_\_

Overall, I believe the applicant’s request should be supported; and the reasons I have indicated above outweigh the project’s incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

[Signature]  
Signature

11/7/23  
Date

**MEETING DATE**

Tuesday, November 7, 2023

**RESULTS**

I, Mayor/Council Member Williams after review of the written information and listening to the hearing participants, voted in **OPPOSITION** to this case, finding the following:

I agree with the conclusions in the preliminary report provided by staff because:  
\_\_\_\_\_.

or

The project is incompatible with the Future Land Use Map Dashboard of the Comprehensive Plan because: \_\_\_\_\_.

The request is inconsistent with the overall Guiding Principles of the Comprehensive Plan because: \_\_\_\_\_.

The request is not substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: \_\_\_\_\_.

The request is inconsistent with other policies, actions, maps:

- Future Land Use Map and Dashboards – Description & Priorities
- Future Land Use Map & Dashboards – Mix of Uses
- Future Land Use Map & Dashboards – Character Defining Elements
- Redevelopment & Growth Management Policy – Action 1
- Redevelopment & Growth Management Policy – Action 8
- Other: \_\_\_\_\_

Comments on any of the above which further explain my position: \_\_\_\_\_

*apartments open to the general public cannot be considered critical to the success of the life sciences park*

Overall, I believe the applicant's request should be opposed due to the reasons I have indicated above.



\_\_\_\_\_  
Signature

*11/7/2023*  
\_\_\_\_\_  
Date

**MEETING DATE**

Tuesday, November 7, 2023

**RESULTS**

I, Mayor/Council Member Holmer, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: It maintains Plano as a thriving employment center. and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: job creation, revitalizes an unused area, brings a new industry to the area + provides communal space to be enjoyed by many. and
3. The request is consistent with other policies, actions, maps:
  - Future Land Use Map and Dashboards – Priorities
  - Thoroughfare Plan Map & Cross-Sections
  - Bicycle Transportation Plan Map
  - Parks Master Plan Map
  - Heritage Preservation Plan (Preservation Plano 150)
  - Redevelopment & Growth Management Policy – Action 5A
  - Redevelopment & Growth Management Policy – Action 5B
  - Redevelopment & Growth Management Policy – Action 5C
  - Redevelopment & Growth Management Policy – Action 8
  - Other: \_\_\_\_\_
4. Comments on any of the above which further explain my position: \_\_\_\_\_

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

*Julie Holmer*  
Signature

11-7-2023  
Date

**MEETING DATE**


Tuesday, November 7, 2023

**RESULTS**

I, Mayor/Council Member Smith, after review of the written information and listening to the hearing participants, voted in **SUPPORT** of this case, finding the following:

1. The request is consistent with the overall Guiding Principles of the Comprehensive Plan because: Redevelopment consistent w/ community plan; and
2. The request is substantially beneficial to the immediate neighbors, surrounding community, and general public interest because: Redevelopment; and
3. The request is consistent with other policies, actions, maps:
  - Future Land Use Map and Dashboards – Priorities
  - Thoroughfare Plan Map & Cross-Sections
  - Bicycle Transportation Plan Map
  - Parks Master Plan Map
  - Heritage Preservation Plan (Preservation Plano 150)
  - Redevelopment & Growth Management Policy – Action 5A
  - Redevelopment & Growth Management Policy – Action 5B
  - Redevelopment & Growth Management Policy – Action 5C
  - Redevelopment & Growth Management Policy – Action 8
  - Other: \_\_\_\_\_
4. Comments on any of the above which further explain my position: \_\_\_\_\_

Overall, I believe the applicant's request should be supported; and the reasons I have indicated above outweigh the project's incompatibility with the mix of uses, density, or building heights favored by the Future Land Use Map Dashboard of the Comprehensive Plan.

  
\_\_\_\_\_  
Signature

11/7/23  
\_\_\_\_\_  
Date